

Doc. No. 4651

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF THOMAS R. HOWLEY AND ALLAN R. KUENY
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL R-17F
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Thomas R. Howley and Allan R. Kueny have expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel R-17F in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Thomas R. Howley and Allan R. Kueny be and hereby are finally designated as Redevelopers of Parcel R-17F in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Thomas R. Howley and Allan R. Kueny possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Thomas R. Howley and Allan R. Kueny for the development of Parcel R-17F conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-17F to Thomas R. Howley and Allan R. Kueny, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MEMORANDUM

SEPTEMBER 12, 1985

TO: Boston Redevelopment Authority And
Stephen Coyle, Director

FROM: Richard P. Garver, Deputy Director of Community
Development And Wm. Arthur Reilly, Project Director

SUBJECT: Charlestown Urban Renewal Area Mass R-55
Disposition Parcel R-17F
Final Designation of Redeveloper

Disposition Parcel R-17F consists of approximately 2,300 square feet of vacant land abutting 47-49 Park Street in the Charlestown Urban Renewal Area.

On June 27, 1985 the Authority Tentatively Designated Thomas Howley and Alan Kueny as the redevelopers of this site. Misters Howley and Kueny submitted a proposal to relocate a Greek Revival House located at 44-46 Warren Street to this vacant site.

The developers propose, upon completion of the relocation, to restore the exterior of the house, structurally secure the interior, landscape and sell the duplex shell to owner occupants. This proposal has been enthusiastically supported by the neighbors, Charlestown Preservation Society and many Charlestown residents interested in historic preservation.

The developers have received bids for site preparation, foundation construction, relocating and restoring the structure and have received a bank commitment from Bay Bank for \$110,000 to accomplish this.

Their final plans have been reviewed by the neighbors, the Charlestown Patriot has published the notice of the request for Final Designation. The Urban Design Department has approved the plans and a land disposition price has been established.

It is therefore recommended the Authority finally designate Mr. Thomas Howley and Mr. Alan Kueny as redevelopers of Parcel R-17F in the Charlestown Urban Renewal Area.

An appropriate resolution is attached.

Charles

R-17A
Elwood and Putnam Sts.
6,031 sq. ft.

R-17F
PARK ST.

Putnam St.
PARK ST.



DISPOSITION
PARCELS

Charles
Elwood and Putnam Sts.
6,031 sq. ft.



BayBank
Harvard Trust

September 11, 1985

Mr. Allan R. Kueny
14 Common Street
Charlestown, MA 02129

Mr. Thomas R. Howley
47-49 Park Street
Charlestown, MA 02129

Re: 43-45 Park Street, Charlestown, MA

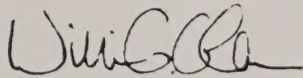
Dear Messrs. Kueny and Howley:

Please be advised that BayBank Harvard Trust Company has approved your \$116,400 financing proposal wherein you outline plans to move and rehab an existing 2-family house.

Our formal commitment letter is being prepared by counsel, and it will outline the specific terms and conditions precedent to closing.

We compliment you on your plans and encourage you to call with any questions or concerns that may arise.

Very truly yours,



William G. O'Hare
Vice President

WGO/sm

